

083.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

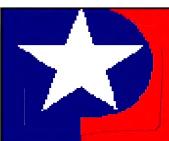
683,400 / 683,400

USE VALUE:

683,400 / 683,400

ASSESSED:

683,400 / 683,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
64		PARK AVE EXT, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COOMBES KATHLEEN A/LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 64 PARK AVE EXT
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: Y

Postal: 02474
Type:

PREVIOUS OWNER
Owner 1: COOMBES KATHLEEN A -
Owner 2: -
Street 1: 64 PARK AVE EXT
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1752 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact Price/Units
5000 Sq. Ft. Site

0	70.	1.14	6

399,000
399,000

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	283,900	500	399,000	683,400

Legal Description					

Total Card	0.115	283,900	500	399,000	683,400
Total Parcel	0.115	283,900	500	399,000	683,400

Source:	Market Adj Cost	Total Value per SQ unit /Card:	390.07	/Parcel: 390.07

Entered Lot Size
Total Land:

Land Unit Type:
08/13/18

User Acct
52123

GIS Ref

GIS Ref

Insp Date

16781!

PRIOR ID # 1: 52123

PRIOR ID # 2:

PRIOR ID # 3:

PRINT

Date	Time
12/30/21	04:29:08

LAST REV

Date	Time
08/28/18	10:34:34

ASR Map:

FACT DIST:

REVAL DIST:

YEAR:

LANDREASON:

BLDREASON:

CIVILDISTRICT:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID

083.0-0004-0006.0

TAX DISTRICT

PAT ACCT.

GRANTOR

LEGAL REF

TYPE

DATE

RESULT

BY

NAME

8/13/2018 MEAS&NOTICE
CC Chris C

11/29/2008 Meas/Inspect
189 PATRIOT

3/4/2000 Inspected
197 PATRIOT

1/14/2000 Mailer Sent

1/14/2000 Measured
163 PATRIOT

8/2/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	Units: 1	Total: 1	Full Bath: 1	Rating: Average	OF=BMT SINK.								12	12	12											
(Liv) Foundation: 2 - Conc. Block				A Bath: 1	Rating:									WDK													
Frame: 1 - Wood				3/4 Bath: 1	Rating:									6	6												
Prime Wall: 4 - Vinyl				A 3QBth: 1	Rating: Average									WDK	FFL												
Sec Wall: %				A HBth: 1	Rating:									6	6												
Roof Struct: 1 - Gable				OthrFix: 1	Rating: Average									13	4												
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1								12	12												
Color: WHITE				A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O								FFL	BMT												
View / Desir:				Frl: 1	Rating:	Other								24	12												
GENERAL INFORMATION				WSFlue: 1	Rating:	Upper								UAT	SFL												
Grade: C - Average				Lvl 2												FFL	BMT										
Year Blt: 1925		Eff Yr Blt:		Lvl 1												12	12										
Alt LUC:		Alt %:		Lower												FFL	BMT										
Jurisdct:		Fact: .		Totals												13	13	EFP									
Const Mod:				RMS: 7 BRs: 3 Baths: 1 HB: 1												REMODELING				RES BREAKDOWN							
Lump Sum Adj:																Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION																Interior:	1	7	3	M							
Avg Ht/FL: STD																Additions:											
Prim Int Wal 2 - Plaster																Kitchen:											
Sec Int Wall: %																Baths:											
Partition: T - Typical																Plumbing:											
Prim Floors: 3 - Hardwood																Electric:											
Sec Floors: 4 - Carpet 40 %																Heating:											
Bsmnt Flr: 12 - Concrete																General:	Totals										
Subfloor:																	1	7	3								
Bsmnt Gar:																											
Electric: 3 - Typical																											
Insulation: 2 - Typical																											
Int vs Ext: S																											
Heat Fuel: 1 - Oil																											
Heat Type: 5 - Steam																											
# Heat Sys: 1																											
% Heated: 100	% AC:																										
Solar HW: NO	Central Vac: NO																										
% Com Wal	% Sprinkled																										
MOBILE HOME				Make:				Model:				Serial #				Year:				Color:							
SPEC FEATURES/YARD ITEMS																PARCEL ID 083.0-0004-0006.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
19	Patio	D	Y	1	14X16	A	AV	1970	3.92	T	39.2	101			500		500	BMT	100	RRM	50	A					
More: N				Total Yard Items:				500				Total Special Features:				Total:				500				IMAGE			
																				AssessPro Patriot Properties, Inc							